

## Former Saw Mill for Sale

364 East IL 250, Noble, Illinois 62868  
richland County

**John L. Eichenlaub**

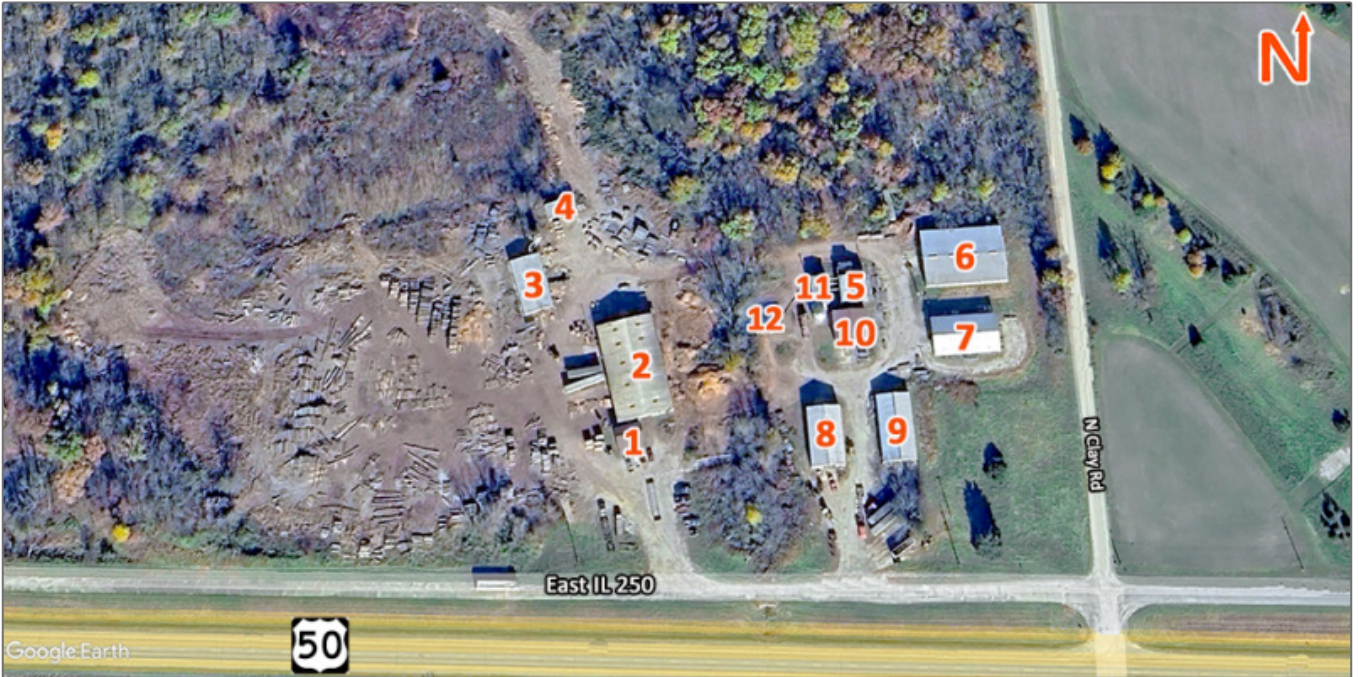
Phone: 618-570-8344

Email: johne@barbermurphy.com

**Cole . Hensel**

Phone: 618-606-2646

Email: coleh@barbermurphy.com



### Basic Details

|                       |                                     |
|-----------------------|-------------------------------------|
| Listing No:           | 2918                                |
| Sale Or Lease:        | For Sale                            |
| Property Type(s):     | Industrial, Land, Land - Industrial |
| Building Size (Sqft): | 36,205 Sqft.                        |
| Lot Size (Acres):     | 55 Acre(s)                          |
| Total Sqft Available: | 36,205 Sqft.                        |
| Sale Price:           | \$1,150,000                         |

### Address

|                |             |
|----------------|-------------|
| Country:       | US          |
| State:         | IL          |
| County:        | richland    |
| City:          | Noble       |
| Zipcode:       | 62868       |
| Street Number: | 364         |
| Street:        | East IL 250 |

### Square Foot Information

|                       |              |
|-----------------------|--------------|
| Building Total Sqft:  | 36,205 Sqft. |
| Total Sqft Available: | 36,205 Sqft. |
| Office:               | 630 Sqft.    |
| Warehouse:            | 35,575 Sqft. |
| Min Divisible Sqft:   | 36,205 Sqft. |
| Max Contiguous Sqft:  | 36,205 Sqft. |

### Facility Information

|                   |           |
|-------------------|-----------|
| Truck Dock Size:  | Multiple  |
| Heating:          | Warehouse |
| Cooling:          | Office    |
| Sprinklers:       | No        |
| Men's Restroom:   | Yes       |
| Women's Restroom: | Yes       |

### Property Information

|            |               |
|------------|---------------|
| Parcel No: | 09-14-400-014 |
| Zoning:    | Agricultural  |

### Structural Data

|                |       |
|----------------|-------|
| Rehab Year:    | 2021  |
| Clearance Min: | 18 ft |

|                       |            |
|-----------------------|------------|
| Prior Use:            | Saw Mill   |
| Parking:              | 40         |
| Parking Surface Type: | Rock       |
| Property Tax:         | \$5,828.18 |
| Tax Year:             | 2023       |

|                  |                     |
|------------------|---------------------|
| Clearance Max:   | 20 ft               |
| Bay Spacing:     | Clear Span          |
| Style:           | Metal               |
| Roof:            | Metal               |
| Exterior:        | Metal, wood frame   |
| Floor Type:      | Reinforced concrete |
| Floor Thickness: | 6"                  |

## Land Measurements

|                        |            |
|------------------------|------------|
| Total Acres Available: | 55 Acre(s) |
| Min Divisible Acres:   | 55 Acre(s) |
| Acres:                 | 55 Acre(s) |
| Frontage:              | 2,730 ft   |
| Depth:                 | 1,596 ft   |

## Utility Information

|                          |                 |
|--------------------------|-----------------|
| Water Provider:          | Private, well   |
| Water Provider Location: | On site         |
| Sewer Provider:          | Private, septic |
| Sewer Provider Location: | On site         |
| Gas Provider:            | Ameren          |
| Electric Provider:       | Ameren          |
| AMPS:                    | 800             |
| Phase:                   | 3               |
| Low Volts:               | 220             |
| High Volts:              | 480             |

## Transportation

|             |                  |
|-------------|------------------|
| Interstate: | 40 Miles to I-57 |
|-------------|------------------|